

Butler V. Adams  
August 26, 2021  
Chicago Plan Commission

Agenda #5 525 S. Wabash Ave.  
(Loop, 42nd Ward)

Dear commissioners,

I have several comments on this project and one is that I think it could be better.

- This development had no real public vetting, and I'm beyond disappointed in Alderman Reilly who calls himself transparent. Why wasn't there a true public meeting for this project like there's been for any other planned development in the 42nd Ward. Suspicious...

- The hotel tower should be 1/2 as wide and twice (2x) as tall. It should be no deeper (on the north/south axis) than the Congress Plaza is wide. The FAR need to be shifted vertically.

- The massing progression diagram from September 6, 2019 is far superior than all other attempts. This scheme allows more air circulation around the project and allows for more light penetration into the western windows of the historic Congress Plaza. —The Wabash Avenue podium rendering shows this narrow gap. Also, the September 2019 scheme allows for the greatest distance between hotel and residential towers.

- Context elevations from the Michigan Avenue side clearly shows visual crowding of structure. Both residential and hotel should thinner on their main axis.

- The base/podium of the project is nice and meets the ground in a pedestrian friendly way. The hotel entry along Van Buren is handsome and will help to activate that corridor.

- The cast-in-place portion of the residential tower should be scrapped.

- Was there conversation with Roosevelt University about a contribution to financially help put a green roof on the athletic center?

- I don't see how the overall design is 100% what it could and should be architecturally for the Chicago skyline.

- It has potential, but isn't there yet IMHO.

**-LOSE THE GIRTH AND BUMP THE HEIGHT ON BOTH TOWERS**

Sincerely,

Butler V. Adams  
Chicago Boaster